



327 Willows Lane

, Accrington, BB5 0NH

Offers In The Region Of £385,000



Nestled on the charming Willows Lane in Accrington, this delightful semi-detached bungalow offers a perfect blend of comfort and practicality. Built in 1935, the property exudes character while providing ample space for modern living. Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining guests. The layout of the bungalow is thoughtfully designed, ensuring a seamless flow throughout the living spaces. With four well-proportioned bedrooms, there is plenty of room for family, guests, or even the possibility of a home office. The property boasts two bathrooms, providing convenience for busy households. This feature is particularly beneficial for families or those who enjoy hosting visitors. This bungalow is a wonderful opportunity for anyone looking to invest in a home that combines classic charm with modern functionality. Whether you are a growing family or looking to downsize, this property is sure to meet your needs. Do not miss the chance to make this lovely bungalow your new home.



Entrance Porch
UPVC Double Glazed Window and UPVC Door. Tile Floor.

Entrance Hallway
Central Heating Radiator. Stairs to the First Floor.

Lounge 13'71 x 15'0 (3.96m x 4.57m)
UPVC Double Glazed Bay Window. Stone Fire Hearth and Circular Fire Surround with Fitted Log Burner.
Coved Ceiling. Ash wood Flooring.

Inner Hallway
Central Heating Radiator. Karndean Flooring. Understairs Storage Cupboard.

Dining Room 14'04 x 10'60 (4.37m x 3.05m)
UPVC Double Glazed Window. Karndean Flooring. Fitted Shelving unit with two Storage. cupboards

Outer Hallway
Parquet Flooring. Rock Door with shutters to the Rear Garden. Utility Area with Plumbing for Washing Machine and Central Heating Boiler.

Wet Room 5'27 x 5'21 (1.52m x 1.52m)
UPVC Double Glazed Window. Floor to Ceiling Tiling. Underfloor Heating. Shower, Wash Basin and Dual Flush WC.. Storage cabinet. Underfloor Heating.

Dining Kitchen 16'19 x 16'15 (4.88m x 4.88m)
UPVC Double Glazed Window and Two Central Heating Radiators. Superb Quality Fitted Wall and Base Units and Corrian Work Surfaces. Siemens Steam Oven, Siemens Electric Fan Assisted Oven and Grill. Low Level Combination Electric Oven. Five Ring Gas Hob. Dishwasher, Neff Fridge/Freezer and Bosch Fridge/Freezer. Ceramic 1 1/2 Bowl Sink with Brass Mixer Tap. Extractor Fan with Storage Space. Moveable Island with Oak Butcher Block Top,, Storage and Power Point. UPVC French Doors with Shutters Leading to the Rear Garden. Parquet Flooring.

2nd Lounge/ Bedroom Four 14'63 x 9'34 (4.27m x 2.74m)
UPVC Double Glazed Bay Window and Central Heating Radiator. Coved Ceiling.

Ground Floor Bathroom 11'71 x 5'33 (3.35m x 1.52m)
UPVC Double Glazed Window and Central Heating Radiator. Three Piece Suite Comprising of Panelled Bath, Wash Basin and WC. Purpose Built Storage with Laundry Basket.

Master Bedroom 10'35 x 12'50 (3.05m x 3.66m)
UPVC Double Glazed Window and Central Heating Radiator. Range of Quality Fitted Wardrobes, Drawers and Seating.

First Floor

Landing
Range of good size eaves storage.

Bedroom Two 10'52 x 11'17 (3.05m x 3.35m)
UPVC Double Glazed Window to the Side Elevation. Built in Wardrobes, Drawers and Eaves Storage to both sides.

Bedroom Three 16'34 max x 8'76 (4.88m max x 2.44m)
Velux Roof Window and Central Heating Radiator. Eaves Storage.

Cloakroom
Wash Basin with Vanity Unit and WC.

External
Walled front garden with hedging providing privacy, Block paved driveway with off road parking. Super size rear lawn garden with abundance of planted shrubs, fruit trees, raised veg beds, Two Outdoor shed/gym area. Block paved patio area, with seating areas. secure gated entry to the front elevation.

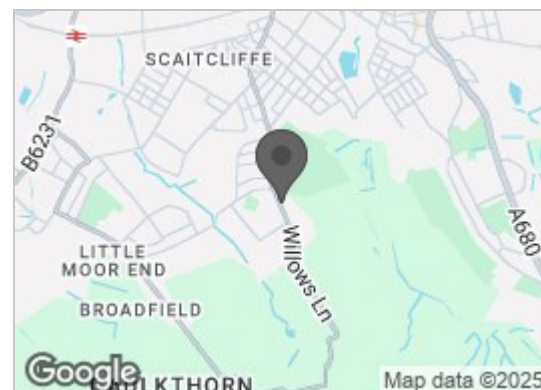
Disclaimer 1
Please note that we do not know the condition of the gas appliances or heating systems mentioned in these sales particulars

Disclaimer 2
All fixtures and fittings in the property are excluded unless otherwise stated.

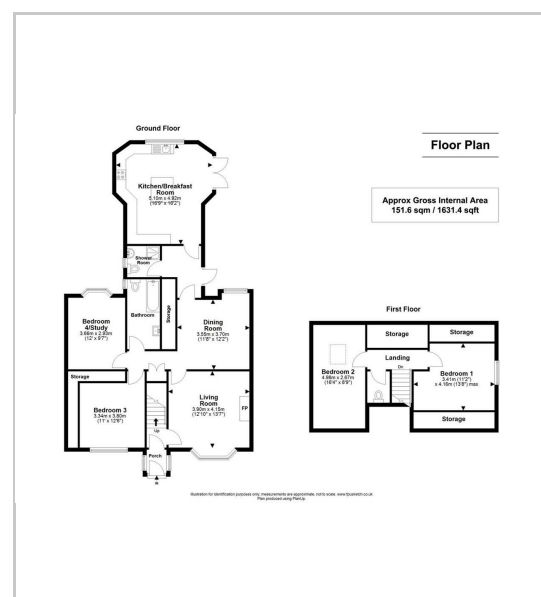
Disclaimer 3
Photographs are reproduced for general information and it must be inferred that any item is not included for sale with the property.

Can we help..
THINKING OF SELLING? For a Free Valuation of your property without obligation contact: SHARP ESTATE AGENTS on 01254 387001.

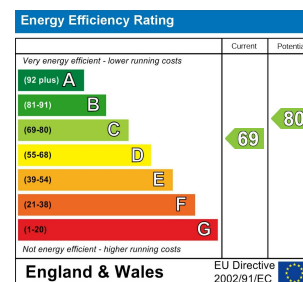
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

6 Blackburn Road, Accrington, Lancashire, BB5 1HD
Tel: 01254 387001 Email: info@sharpestateagents.com www.sharpestateagents.com